

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Newton Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$25,573,308**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	92.92 %	92.92 %	10	92.07 %	62	57	
% of Funds Disbursed	84.30 %	87.33 %	14	84.14 %	41	44	
Leveraging Ratio for Rental Activities	8.83	7.78	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	78.75 %	93.20 %	17	81.45 %	23	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.71 %	74.93 %	6	69.74 %	74	70	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.61 %	82.07 %	8	80.97 %	68	64	
% of 0-30% AMI Renters to All Renters***	59.90 %	50.76 %	7	45.50 %	78	77	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.38 %	1	95.55 %	100	100	
Overall Ranking:			In State:	5 / 19	Nationally:	77 78	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,819	\$27,206		\$26,831	202 Units	42.90 %	
Homebuyer Unit	\$38,541	\$16,143		\$15,029	251 Units	53.30 %	
Homeowner-Rehab Unit	\$25,350	\$15,345		\$20,806	1 Units	0.20 %	
TBRA Unit	\$8,048	\$4,019		\$3,228	17 Units	3.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Newton Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$200,157	\$19,362	\$25,350
State:*	\$148,085	\$103,120	\$23,596
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.17

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	75.2	72.9	100.0	100.0	Single/Non-Elderly:	59.9	42.2	100.0	100.0
Black/African American:	14.4	8.0	0.0	0.0	Elderly:	9.9	1.6	0.0	0.0
Asian:	1.0	5.2	0.0	0.0	Related/Single Parent:	17.3	25.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0	Related/Two Parent:	7.9	24.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.0	6.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.4	0.0	0.0					
Black/African American and White:	0.0	0.4	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.5	4.8	0.0	0.0					
ETHNICITY:									
Hispanic	6.9	8.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	61.4	37.8	0.0	100.0	Section 8:	56.4	4.8 [#]		
2 Persons:	17.3	23.9	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	9.9	17.5	0.0	0.0	Other:	19.8			
4 Persons:	8.4	14.3	0.0	0.0	No Assistance:	23.8			
5 Persons:	1.5	3.6	100.0	0.0					
6 Persons:	0.5	2.0	0.0	0.0					
7 Persons:	0.5	0.8	0.0	0.0					
8 or more Persons:	0.5	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				28

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Newton Consortium State: MA Group Rank: 77
 (Percentile)
 State Rank: 5 / 19 PJs Overall Rank: 78
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	78.75	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	82.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.61	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.87	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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